

**CITY OF RAYTOWN
PLANNING AND ZONING COMMISSION
WORK SESSION
AGENDA**

October 1, 2015

6:00 pm

**Raytown City Hall
Board of Aldermen Chambers
10000 East 59th Street
Raytown, Missouri 64133**

1. Welcome by Chairperson
2. Review & Discussion of Chapters 1 through 10 of the Comprehensive Plan
3. Adjourn

CITY OF RAYTOWN
PLANNING AND ZONING COMMISSION MEETING
AGENDA

October 1, 2015
7:00 pm
Raytown City Hall
Board of Aldermen Chambers
10000 East 59th Street
Raytown, Missouri 64133

1. Welcome by Chairperson

2. Call meeting to order and Roll Call

Wilson:	Jimenez:	Stock:
Bettis:	Robinson:	Lightfoot:
Hartwell:	Dwight:	Meyers:

3. Approval of Minutes of September 3, 2015 Meeting Minutes

- A. Board Discussion
- B. Motion
- C. Second
- D. Vote

4. Old Business.

A. Application: Conditional use permit that seeks to allow salt storage facility at 6206 Raytown Road

Case No.: PZ-2015-008

Applicant: P. Moore on behalf of Harry & Dorothy Harding

- 1. Re-Open Public Hearing
- 2. Explain Procedure for a Public Hearing and swear-in speakers
- 3. Enter Additional Relevant City Exhibits into the Record:
- 4. Explanation of any exparte' communication from Commission members regarding the application since the September 3, 2015 Planning & Zoning Commission meeting.

5. Introduction of Application by Staff
6. Presentation of additional information by Applicant
7. Request for Public Comment
8. Additional Comment from Applicant, Additional Comment from Applicant, if necessary
9. Additional Staff Comments and Recommendation
10. Board Discussion
11. Close Public Hearing
12. Board Decision to Approve, Conditionally Approve or Deny the Application.
 - a. Motion
 - b. Second
 - c. Additional Board Discussion
 - d. Vote

5. New Business

6. Other Business

7. Planning Project Reports

8. Set Future Meeting Date

- Thursday, October 15, 2015 (Work Session)
- Thursday, November 5, 2015 (Regular Meeting)

9. Adjourn

**CITY OF RAYTOWN
PLANNING AND ZONING COMMISSION MEETING
MINUTES**

**September 3, 2015
7:00 pm
Raytown City Hall
Board of Aldermen Chambers
10000 East 59th Street
Raytown, Missouri 64133**

1. Welcome by Chairperson

Kevin Wilson welcomed every one and opened the meeting of the September 3, 2015 Planning & Zoning Commission.

2. Call meeting to order and Roll Call

Wilson: Present	Jimenez: Absent	Stock: Present
Bettis: Present	Robinson: Present	Lightfoot: Present
Hartwell: Absent	Dwight: Absent	Meyers: Present

3. Approval of Minutes of May 14th , 2015 Meeting Minutes

- A. Revisions - None
- B. Motion – Ms. Stock made a motion to approve the minutes as presented
- C. Second – Mr. Bettis seconded the motion
- D. Additional Board Discussion – No additional board discussion
- E. Vote – Motion Carried

4. Old Business.

A. Application: Re-opening an Application: Conditional use permit that seeks to allow outside storage of salt in concrete bins at 6206 Raytown Road.

Case No.: PZ-2015-008

Applicant: P. Moore on behalf of Harry & Dorothy Harding

1. Introduction of Application
Mr. Wilson re-opened PZ-2015-008 to the board.
2. Open Public Hearing
Mr. Wilson re-opened the Public Hearing of Application PZ-2015-008
3. Explain Procedure for a Public Hearing and swear-in speakers
None
4. Mr. Wilson Entered Relevant City Exhibits into the Record:
 - a. Conditional Use Permit Application submitted by applicant
 - c. Publication of Notice of Public Hearing in Daily Record Newspaper ad.
 - d. Public Hearing Notices sent to property owners within 185-feet of subject property
 - e. City of Raytown Zoning Ordinance, as amended
 - f. City of Raytown Comprehensive Plan
 - g. Staff Report on application for July 9, 2015 Planning & Zoning Commission meeting
 - h. Photo of the salt storage
5. Explanation of any exparte' communication from Commission members regarding the application.
None
6. Introduction of Application by Staff
Mr. Benson stated the only additional would be the staff report for tonight's meeting.
7. Presentation of Application By Applicant
The applicant was not present.
8. Request for Public Comment
None

9. Additional Comment from Applicant, Additional Comment from Applicant, if necessary

None

10. Additional Staff Comments and Recommendation

Mr. Benson stated that staff has spoken with an employee of the applicant and they had stated they planned to be at the meeting and had additional information to present regarding the environmental issues raised at the July 9, 2015 Commission meeting.

If you continue I would suggest that it would be continued to the October 1st, 2015.

Mr. Meyers asked if we continue that application does it have to be to that date.

Mr. Benson stated you can continue it to another date if you the Commission would like.

Mr. Lightfoot asked if the staff has any other environmental information about salt run off from the state of Missouri.

Mr. Benson stated staff met with Ms. Moore and her staff and they were provided with information on how to contact the Missouri Department of Natural Resources. The applicant indicated they have spoken with the MDNR but they have not provided any information to staff before this meeting.

Mr. Lightfoot asked if there were code violation and if there are any kind of penalty or fines for the violation?

Mr. Benson stated the salt storage facility is a current violation because it currently exists on the property. He further stated that no corrective action will be taken; however, as the applicant has applied for a conditional use permit which if approved would bring it into compliance. Mr. Hartwell asked how long has the salt been there.

Mr. Benson stated the applicant placed the salt storage enclosure late last winter. Staff notified her that she could not have it without approval of a conditional use permit application.

11. Board Discussion

Mr. Wilson stated we have a choice to continue consideration of this application, recommend denial of the application or recommend approval of the application.

12. Close Public Hearing

Mr. Wilson closed the public hearing.

13. Board Decision to Approve, Conditionally Approve, Deny the Application, or to continue to the October meeting.
 - a. Motion
Ms. Stock made a motion to deny the application
 - b. Second
Ms. Hartwell seconded the motion
 - c. Additional Board Discussion
None
 - d. Vote

Stock	yes (in favor of the motion to deny)
Robinson	yes (in favor of the motion to deny)
Meyers	no
Bettis	yes (in favor of the motion to deny)
Lightfoot	yes (in favor of the motion to deny)
Hartwell	yes (in favor of the motion to deny)
Wilson	yes (in favor of the motion to deny)
Jimenez	yes (in favor of the motion to deny)
Dwight	yes (in favor of the motion to deny)
Motion Passes recommending denial of the application	

5. New Business

None

6. Other Business

7. Planning Project Reports:

The Planning Commission discussed updating of the City of Raytown Comprehensive Plan.

8. Set Future Meeting Date - Thursday, October 1, 2015 at 7:00 PM

9. Adjourn Meeting

With no further business to discuss the meeting was adjourned.

CITY OF RAYTOWN
PLANNING AND ZONING COMMISSION MEETING
MINUTES

July 9, 2015
7:00 pm
Raytown City Hall
Board of Aldermen Chambers
10000 East 59th Street
Raytown, Missouri 64133

1. Welcome by Chairperson

Kevin Wilson welcomed every one and opened the meeting of July 9, 2015

2. Call meeting to order and Roll Call

Wilson: Present

Jimenez: Absent

Stock: Absent

Bettis: Present

Robinson: Present

Lightfoot: Present

Hartwell: Absent

Dwight: Absent

Meyers: Absent

3. Approval of Minutes of May 14th , 2015 Meeting Minutes

A. Revisions - None

B. Motion – Mr. Myers made a motion to approve the minutes as written

C. Second – Mr. Robinson seconded the motion

D. Additional Board Discussion – No additional board discussion

E. Vote – Motion Carried

4. Old Business. – None

5. New Business

6. A.

Application: Conditional use permit that seeks to allow outside storage of salt in concrete bins at 6206 Raytown Road.

Case No.: PZ-2015-008

Applicant: P. Moore on behalf of Harry & Dorothy Harding

1. Introduction of Application

Mr. Wilson introduced PZ-2015-008 to the board.

2. Open Public Hearing

Mr. Wilson opened the Public Hearing of Application PZ-2015-008

3. Explain Procedure for a Public Hearing and swear-in speakers

The City Attorney, George Kapke swore in all that were planning to speak on the application.

4. Mr. Wilson Entered Relevant City Exhibits into the Record:

- a. Conditional Use Permit Application submitted by applicant
- c. Publication of Notice of Public Hearing in Daily Record Newspaper ad.
- d. Public Hearing Notices sent to property owners within 185-feet of subject property
- e. City of Raytown Zoning Ordinance, as amended
- f. City of Raytown Comprehensive Plan
- g. Staff Report on application for July 9, 2015 Planning & Zoning Commission meeting
- h. Photo of the salt storage

5. Explanation of any exparte' communication from Commission members regarding the application.

None

6. Introduction of Application by Staff

Mr. Benson introduced the application to the board and stated that the applicant is seeking approval to allow outside salt storage on the property located at 6206 Raytown Road, with is located on the northwest corner of Raytown Road location of the proposed salt storage would be to the to the rear or what would be the west side of the property and access would be of 62nd street. I did provide you with a photo of the proposed salt storage in their parking lot in the rear of the building. The reason the concrete blocks are there the applicant installed the salt storage area during this past winter without realizing this is not a permitted use in the NC District. Staff notified the applicant that the storage of salt is not a permitted use and that it must either be removed or a conditional use permit must be obtained. Because it was near the end of winter and the applicant indicated that the salt would be removed. As a result, staff granted the applicant an extension. The applicant has now submitted a conditional use permit application seeking to continue the storage of salt at this location. I will

now defer to the applicant to give you more details to the nature of her business.

7. Presentation of Application By Applicant

My name is Patricia Moore 6206 Raytown Road. I would just like to say that I do janitorial work and I do snow removal in the winter time so that is why the salt is there.

Mr. Meyers asked if she was the owner of the business east of the salt.

Ms. Moore stated that she was.

Mr. Meyers asked how long had she been in business in Raytown.

Ms. Moore stated she has been in business since 2008.

Snow removal is part of your business it is on your building.

Ms. Moore stated that it is part of her business.

Mr. Meyers asked if she did commercial use snow removal

Ms. Moore stated that she did. She has one big building in Kansas City but would like to move forward if she gets permission to keep the salt.

Mr. Meyers stated he went by her business and saw a tarp over it. Is there salt there now?

Ms. Moore stated that there was salt there but not very much.

Mr. Meyers asked if the salt would be contained in the block area or would it go over the top of the blocks.

Ms. Moore stated it would be tarped and would not go over the height of the blocks.

Mr. Bettis asked so the cinder blocks are six foot high and 18 feet long, do you have and contingency plan if the salt leaked out. The area goes downhill are you prepared for any issues like that.

Ms. Moore stated if she is allowed to move forward she plans on putting a fence around it.

Mr. Wilson asked if she would meet the standards required by the city design standards

Ms. Moore stated she would do what was required of her to meet the standards.

8. Request for Public Comment

Steve Gunther 11705 E. 74th Court, Raytown Missouri. I am here because I represent the Four Trails Property Company directly to the south of this location the open parking lot where the Farmers Market is. I am also as President of Raytown Main Street, I do have some issues. I am not against this but there are some big issues I am concerned with, like leakage of the salt. I actually think that property slopes to the north and we had any significant amount of rainfall or anything else I am concerned about leakage out of the end of it. I would definitely that some kind of screening go around this I am ok with some type of fencing that meets the design standards. I am not going to push any kind of landscaping or anything like this. Something so that we are not looking at the bare concrete blocks. Is there a time limit to this conditional use permit?

Mr. Benson stated the applicant has not proposed a time limit that would be up to the Planning and Zoning Commission and the board of Alderman if they wanted to propose a time limit if the application is approved.

Mr. Lightfoot asked would white vinyl fencing be allowed.

Mr. Benson stated he did not have the design standards with him but he believes that it would be a masonry or brick stone stucco materials to make the fencing.

Mr. Robinson asked if we checked with the State requirements on the storage of this salt. There used to be a requirement that the salt had to be stored.

Mr. Benson stated that is correct he talked with our Public Works Director and we have not talked to the state.

Mr. Robinson stated his question was does the type of containment does it meet the requirements for storage for a hazardous material.

Mr. Benson stated that based on my conversation with the Public Works Director it does not.

Ms. Stock is been to long since we did design guidelines and it doesn't seem like you and Ms. Moore are on the same page with what design guidelines what would be required.

Mr. Benson it would be required the exterior of the enclosure to blend in or match with the exterior of the building.

Ms. Stark and you are right is there anything else to do with her salt containment here.

Mr. Benson stated the design guidelines don't specify don't deal with the type of uses. The zoning ordinance which is Neighborhood Commercial does not allow outside storage this is why we are bringing this Conditional Use permit to the board.

Mr. Meyers stated I think to be fair to you Ms. Moore if you go to an investment to meet the design standards that you may be able to accomplish and for us to have some questions. Like Mr. Robinson brought up I think it might be fair to you for us to do some more research on this application. We need to make sure when we come to you and give you a decision one way or the other and if EPA or somebody else is not going to come down and tell you that you are not in compliance after we gave you permission to grant you that application. So hopefully that is being fair to you I am going to make a motion to the board to table this application until more research is done. I am for business here in Raytown that is why I asked you how long you have been here we just need to be fair to you. So that is going to be my recommendation to the board

Mr. Benson stated if design standards do require brick stone stucco type of exterior and it is approved I am looking for the boards direction is that what you want to hold that to or are you open to the idea of fencing around this and are you looking for a time limit are you looking at that because all those things start to factor in.

Mr. Meyers stated you may tell her that is the requirement and she may look at that as being cost prohibited and we may never see this application again.

Mr., Benson stated let's say that it is cost prohibited and if I think that it is that cost prohibitive factors in are you looking at making it temporary and she has to come back or are you looking at this could be here for a very long time where she can re-coop her costs on making those improvements that is where I am getting to because starts oi influence the conversation between applicant and staff with what comes back to you.

Mr. Wilson stated if we are going to look at tabling this and bring it back it would be because we want make sure it was contained correctly and meets the guidelines of the CBD.

Mr. Benson stated that he and Mr. Kapke and I were just visiting and it is really not a staff burden to talk to the state that would be the applicant burden to provide that information we could assist her in directing her who to talk to and bring that information back to you the board.

Ms. Stock said in answer to your question John I would hate to set a precedent by downgrading what we are going to require for the enclosure I would prefer to stick with the guidelines we set.

Mr. Benson stated that one other thing he would like to add in if the application is approved staff will be recommending that the parking lot be resurfaced it is broken up asphalt and that would be an issue between the landlord and the applicant to figure out who pays for that cost and I want the applicant to know that up front. That is just the rear parking lot.

9. Additional Comment from Applicant, Additional Comment from Applicant, if necessary

Ms. Moore stated it has really been raining this year and nothing has ran down. If I was to leave I have a two year lease then the salt became an issue. I am willing to asphalt the back parking lot. I want to stay there to be in compliance

10. Additional Staff Comments and Recommendation

Mr. Benson I have nothing further

11. Board Discussion

Mr. Bettis stated he was impressed with the commitment you are making to the City of Raytown.

12. Close Public Hearing

Mr. Wilson closed the public hearing.

13. Board Decision to Approve, Conditionally Approve or Deny the Application.

- a. Motion

Mr. Meyer made a motion to table the application to a date un certian
Mr. Meyer amended the motion to table the application to September 3, 2015

- b. Second

Ms. Stock seconded the motion
Ms. Stock seconded the amended motion

- c. Additional Board Discussion

None

- d. Vote

Stock	yes
Robinson	yes
Meyers	yes
Bettis	yes
Lightfoot	yes
Wilson	yes

Motion Carries

6. Other Business

None

7. Planning Project Reports:

The Public Works Department recently received notice from the MODOT on the final plans for construction of the phase one of the Street Scape improvements on 63rd street between Raytown Road and Blue Ridge Blvd. They are anticipating and day approval of the plans from MODOT to convert Blue Ridge Blvd between 59th Street and Woodson from a three lane roadway to a two lane roadway and ad bike lanes being added and then from Woodson to 51st street the three lane section will remain the same the center turn lane will be narrowed a little bit and signage will be added for share the road bicycling through that section. Also I believe they have also received approval from MODOT of the construction plans for construction of a bicycle pedestrian trail on the south side of 350 between Blue Ridge and Maple Avenue. The next step on these projects is for the City to go out to bid for the construction work.

After the adjournment of this meeting Julie McGloglan from the Lewis Group is here to give a presentation on Community for All Ages which the City of Raytown has been real active with.

Mr. Benson stated that n August 6th we could do a training session on the Comprehensive plan. Discussion ensued about the Comprehensive plan.

The board agreed but to start at 6:30 instead of seven on August 6, 2015.

Set Future Meeting Date - Thursday, August 6, 2015 at 7:00 PM

8. Adjourn

STAFF REPORT

To: The City of Raytown Planning and Zoning Commission

FROM: JOHN BENSON, AICP,
DIRECTOR OF DEVELOPMENT AND PUBLIC AFFAIRS

DATE: OCTOBER 1, 2015

SUBJECT: AGENDA ITEM NO. 4.A: (CASE NO. PZ-2015-005) CONTINUATION OF
CONDITIONAL USE PERMIT APPLICATION THAT
SEEKS TO ALLOW OUTSIDE STORAGE OF SALT IN
CONCRETE BINS AT 6206 RAYTOWN ROAD.

BACKGROUND INFORMATION:

When the application came before the Planning & Zoning Commission on September 3, 2015 the applicant failed to appear. In addition, the applicant did not provide any information regarding the questions concerning environmental issues in advance of the Planning & Zoning Commission prior to the September 3rd Commission meeting. After discussing the questions / issues raised at their previous meeting, the Commission recommended denial of the application.

The applicant contacted staff on September 4th to say that they had an unexpected family matter that came arose the day of the Planning & Zoning Commission on September 3rd and as a result forgot that the meeting was that night. Also, following the September 3rd Planning & Zoning Commission meeting the applicant provided an email to staff from the Missouri Department of Natural Resources (MDNR).

The application then came before the Board of Aldermen on September 15th. The applicant appeared at the Board meeting and provided information from the Missouri Department of Natural Resources (MDNR) regarding environmental concerns that the Commission had raised. Because the environmental information had not been provided to the Commission prior to your recommendation, the Board of Aldermen voted to refer the application back to you so that you can review the environmental information the applicant has received from the MDNR.

The email from the MDNR, a copy of which is attached, states they will require a site specific permit for the proposed outside salt storage enclosure. The MDNR also "strongly recommends" construction of a roof over the structure to keep salt from dissolving and washing away from the enclosure, which the applicant has indicated to staff they are willing to construct. Construction of a roof over the enclosure, however, will significantly increase the height of the salt storage structure making it much more visible in the Raytown Central Business District (CBD) area. Staff recommends that the height and visibility of the enclosure with the roof needs to be taken into account when considering the compatibility of the proposed enclosure in the Raytown CBD.

Attached is the staff reports from the September 3, 2015 and July 9, 2015 Planning & Zoning Commission meetings, which provide further information regarding the application in relation to the standards set forth in the City's Zoning Ordinance for consideration of a conditional use permit application.

STAFF RECOMMENDATION:

It is the recommendation of staff that the conditional use permit application for the proposed salt storage facility be denied as it is not in keeping with the type of uses found in central business district and would not be consistent with the visual appearance of the central business district or that identified in the city's Comprehensive Plan.

If, however, the application is approved staff recommends the following be made conditions of the approval:

1. Construction of a cream or tan colored six foot high pvc / vinyl fence around the east, south and west sides of the salt storage enclosure and a gate be installed on the north side of the enclosure that screens the view of the salt.
2. Removal of the existing pavement area between the salt storage enclosure and 62nd Street; tilling and preparation of the soil underneath the removed pavement; and installation of trees and shrubs of a type, amount, and location as approved by the City of Raytown Development and Public Affairs Department.
3. Compliance with all applicable ordinances and codes of the City of Raytown, the State of Missouri and the United States including but not limited to:
 - A. Regulations and requirements of the Missouri Department of Natural Resources.
 - B. City of Raytown Municipal Separate Storm Sewer System (MS4) requirements.
4. A roof be constructed over the salt storage enclosure and that the type and appearance of the roof be approved by the Development and Public Affairs Department prior to its construction.

C- 446-0903

Gmail

More

COMPOSE

Salt Storage question

Inbox (389)

Starred

Important

Sent Mail

[imap]/Sent

[imap]/Trash

Fort Campbell

Fort Leonard Wood

Junk

Mentor Protege

Notes

Stacey Moore Workm...

Taxes

Unwanted

More

Cochran, Jesse <jesse.cochran@dnr.mo.gov>
to me, Terrie

8:38 AM (3 hours ago)

Upon further discussion, while there is no general permit for the exposed outdoor storage of salt; it would require a site specific permit from MDNR. Covering the salt with a tarp might work for keeping it exposed and free from permitting, but a roof would be strongly recommended as it is less likely to degrade over time with sun and wind, etc. This would, of course, also better assist in keeping the salt from dissolving and washing away. As discussed on the phone, MDNR has delegated authority over such stormwater issues to the City of Raytown through their MS program. If the City requires the construction of a roof over the salt storage area, this is not only within the bounds of MDNR regulations, but also highly recommended by the Department. If you have any further questions, feel free to contact Terrie or me. If you have questions about site specific permitting, you may contact the Water Protection Program at [573-751-1300](tel:573-751-1300). Thank you.

Jesse Cochran
Water Pollution Unit Chief
Missouri Department of Natural Resources
Kansas City Regional Office
[\(816\) 251-0799](tel:816-251-0799)

Enriching. Protecting and Enjoying our Natural Resources. Learn more at dnr.mo.gov.

From: Williams, Terrie
Sent: Wednesday, August 26, 2015 12:46 PM
To: Cochran, Jesse
Subject: RE: Question

No there is not a permit for that. I think the idea is that no one would store salt outdoors, exposed to storm water otherwise they will not have salt for very long. If they do plan on storing it outside, exposed to storm water, then they would need to get a site specific permit.



Development & Public Affairs Department
 Building Inspections Division
 10000 E. 59th Street
 Raytown, MO 64133
 Office (816) 737-6011 Fax (816) 737-6164

CONDITIONAL USE PERMIT

PERMIT #: 20156107	DATE ISSUED: 6/01/2015
	MUST COMMENCE BY: 5/31/2016
JOB ADDRESS: 6206 RAYTOWN RD	LOT #:
SUBDIVISION:	BLK #:
OWNER: PMLV JV	CONTRACTOR: PMLV JV
ADDRESS: 6206 RAYTOWN RD	ADDRESS: 6206 RAYTOWN RD
CITY, STATE ZIP: RAYTOWN MO 64133-4009	CITY, STATE ZIP: RAYTOWN MO 64133-4009
PHONE:	PHONE:
VALUATION: \$ 0.00	
SQ FT: 0.00	
OCCP TYPE:	
CNST TYPE:	
DESCRIPTION OF WORK:	

FEE CODE	DESCRIPTION	AMOUNT
PZ-07	CONDITIONAL USE PERMIT	\$ 250.00
TOTAL		\$ 250.00

Inspection Information

1. All inspections require one working day (24 hours) advance notice.
2. Inspections must be scheduled and approved before covering any work.
3. APPROVED PLANS AND SITE PLAN MUST BE ONSITE FOR INSPECTIONS!

This permit is issued in reliance upon information submitted by the applicant. The Building Official may suspend or revoke a permit whenever the permit is issued in error, on the basis of incorrect information supplied, or in violation of the adopted code, city ordinance or regulations. This permit shall become null and void if the work authorized by this permit is suspended for a period of 180 days or is not commenced within 180 days. Approval of the plans or any inspections of this project shall not be construed as an approval of a violation of the codes or ordinances of the City of Raytown.

Issued By: _____ Date: _____ Applicant: _____ Date: _____

Case Number _____
Date Received _____
Map Page _____

CITY OF RAYTOWN
APPLICATION FOR CONDITIONAL USE PERMIT

PART I Background Information

1. This request applies to property at the following address:
6206 Raytown Rd Raytown MO 64183

2. The name(s), address(es), and phone number(s) of the property owners: (As listed on the deed)

Name	Address	Phone
<u>HRA Investments</u>	<u>999 Biomed Ave</u>	<u>816-421-4121</u>
	<u>NKC, MO 64116</u>	

Email: pmoore816@gmail.com

3. We, the property owner(s), do hereby appoint the following person as our agent during consideration of our request:

Name	Address	Phone/Email
<u>P MOORE</u>	<u>6206 Raytown</u>	<u>816-743-0313</u>

4. The property is currently being used for the following purposes:

OFFICE & WAREHOUSE

5. Zoning classification of the property: Business

6. Specify the use desired for the property: Storage on empty lot

7. Please list all existing structures and their heights located on the property:

Structure	Height
<u>13,000 sq ft</u>	<u>25' to 30' ft</u>

8. We, the undersigned, do hereby authorize the submission of this application and associated documents, and do hereby certify that all the information contained therein is true and correct. (Signatures of property owners)

HRA Investments Co.

By David J. Keston, General Manager

PART II Conditional Use Permit Information

In considering an application for a conditional use permit, the city shall give consideration to the health, safety, morals, comfort and general welfare of the inhabitants of the city, including but not limited to the following factors:

1. The stability and integrity of the various zoning districts;
2. Conservation of property values;
3. Protection against fire and casualties;
4. Observation of general police regulations;
5. Prevention of traffic congestion;
6. Promotion of traffic safety and the orderly parking of motor vehicles;
7. Promotion of the safety of individuals and property;
8. Provision for adequate light and air;
9. Prevention of overcrowding and excessive intensity of land uses;
10. Provision for public utilities and schools;
11. Invasion by inappropriate uses;
12. Value, type and character of existing or authorized improvements and land uses;
13. Encouragement of improvements and land uses in keeping with overall planning; and
14. Provision for orderly and proper renewal, development and growth.

The information provided by the applicant to the following questions is an opportunity to justify approval of a conditional use permit based on the above listed factors.

If the space provided is not adequate, the applicant may attach additional pages. The applicant is also encouraged to submit any other pertinent information, such as photographs, drawings, maps, statistics, legal documents, and letters of support.

A. The proposed conditional use will be in keeping with the character of the neighborhood because:

of the size limits + complies w/ space given.

B. The proposed use will be consistent with the uses and zoning on nearby parcels because:

The space provided still ~~also~~ allows nearby parcels to enter back location.

C. This property is more suited for the proposed use than its current uses because:

Back lot empty

D. The proposed conditional use could have the following detrimental effects on nearby parcels:

None

E. Prior to submitting this application, the property has been vacant for:

2 years

F. If the application is denied, the property owner(s) will face the following hardships:

*Unable to loan property to future tenant
& unable to redevelop property*



JACKSON COUNTY JOINT GOVERNMENTAL TAX PAYMENT RECEIPT

RECEIPT NUMBER: 8964041
 Entered: 12/29/2014
 Interest Date: 12/29/2014

Page 1 of 1
 Cashier: -1
 Drawer: -1

Receipt Applied To:

Property Account No.	Year	District	Amount Applied	Unpaid Balance*	Description
45-210-10-24-00 0 00 000	2014	022	\$5,879.53	\$0.00	A/V Principal- Commercial
45-210-10-24-00-0-00-000	2014	REPL	\$918.26	\$0.00	Replacement Tax
Amount Applied for Tax Year 2014			\$6,797.79	\$0.00	Unpaid Balance Amount for Tax Year 2014

Agency	Amount
JACKSON COUNTY	\$328.5150
MID-CONTINENT LIBRARY	\$204.4832
RAYTOWN SCHOOL C-II	\$4,038.5425
CITY - RAYTOWN	\$352.6696
FIRE DISTRICT - RAYTOWN	\$658.1802
BOARD OF DISABLED SERVICES	\$48.1174
METRO JUNIOR COLLEGE	\$151.7009
MENTAL HEALTH	\$78.1509
REPLACEMENT TAX	\$918.2600
STATE BLIND PENSION	\$19.1703

39110



Situs Address: 6200 RAYTOWN RD, RAYTOWN
 Legal Description: RAYTOWN IRRRG
 BEG 529.76' N & 30' W OF TH SE COR OF TH FRACL NE1/4 OF
 SEC 5-48-32 SD PT BEING ON THW ROW LI OF RAYTOWN RD.
 TH N ALG SD ROW LI 117.82' TH W 200' TH S 117.82' TH E
 200' TO TH PT OF BEG CONTG 0.54 AC MOL

Total Paid on This Receipt: \$6,797.79

Thank you for your payment.

End of Receipt Number 8964041: 1 Page

Notes:

*Interest and penalty will be assessed on any unpaid balance amount. The unpaid balance amount shown on this receipt is valid as of time of payment. Changes in the taxable value may alter your unpaid balance amount.

Failure of this payment to clear your financial institution will void this receipt. A returned item fee and late penalty may be assessed. Please verify with your financial institution that this payment has cleared.

PAYER:

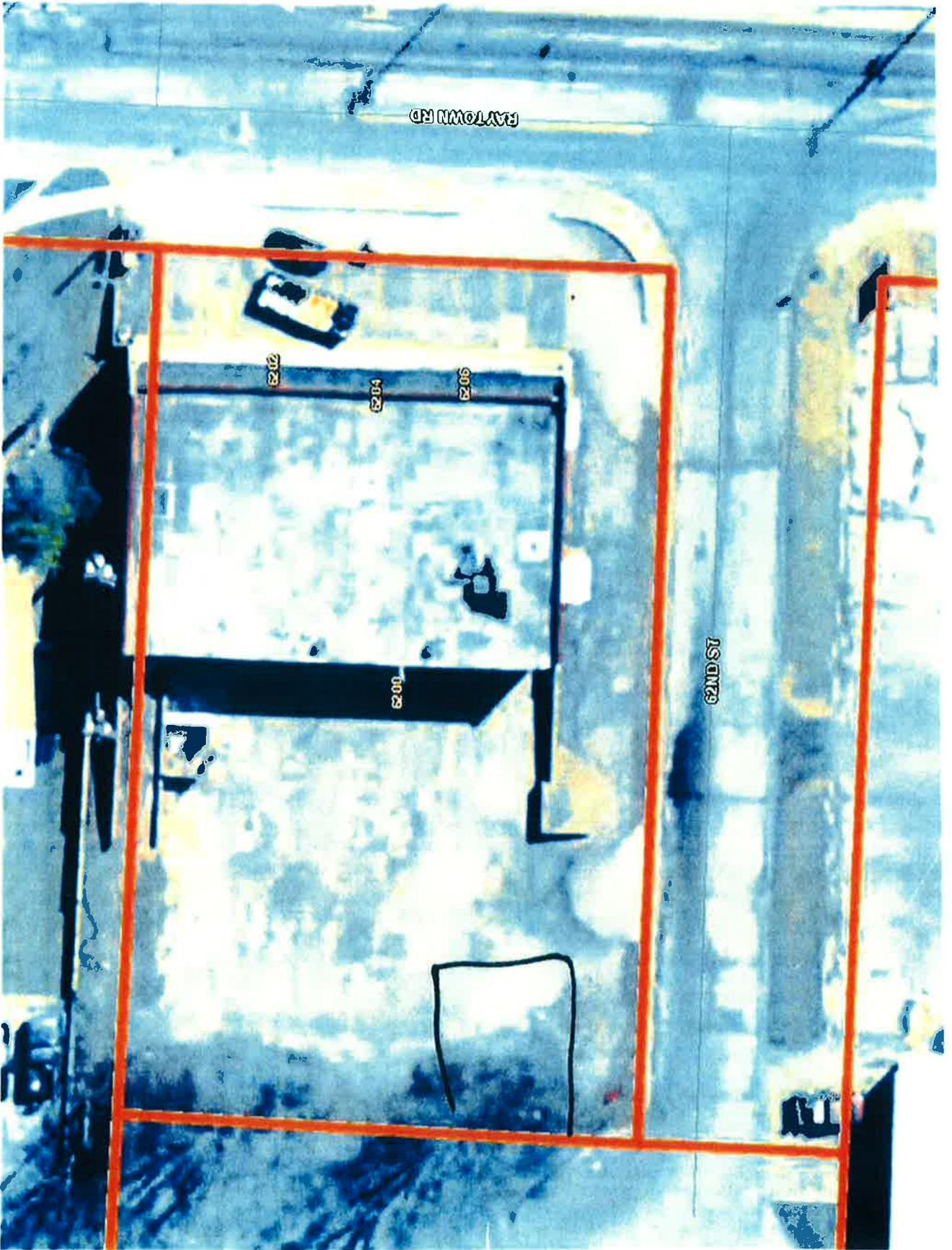
HARDING HARRY & DORTHY
 999 BEDFORD
 NKC MO 64116



27539

OWNER:

HARDING HARRY & DORTHY
 999 BEDFORD
 NKC, MO 64116



STAFF REPORT

To: The City of Raytown Planning and Zoning Commission

FROM: JOHN BENSON, AICP,
DIRECTOR OF DEVELOPMENT AND PUBLIC AFFAIRS

DATE: SEPTEMBER 3, 2015

SUBJECT: AGENDA ITEM NO. 4.A: (CASE NO. PZ-2015-005) CONTINUATION OF
CONDITIONAL USE PERMIT APPLICATION THAT
SEEKS TO ALLOW OUTSIDE STORAGE OF SALT IN
CONCRETE BINS AT 6206 RAYTOWN ROAD.

BACKGROUND INFORMATION:

This application came before the Planning & Zoning Commission on July 9, 2015. During the public hearing on the application several questions were raised, which included:

1. What are the applicable Central Business District (CBD) design standards that apply to this type of use and how will it comply?
2. Are there environmental issues relating to salt being washed potential when it rains and, if yes, will the proposed salt storage facility be able to comply with those requirements?

As a result, the public hearing on the application was continued to the September 3, 2015 Planning & Zoning Commission meeting. Following the July 9th meeting, staff met with the applicant on July 28th to discuss these issues.

- **CBD Design Standards:** The CBD Design Standards specify that the exterior of the salt storage facility match or be complimentary to the exterior of the principle building on the property. The front of the existing building facing Raytown Road and 62nd Street is comprised of brick with stone accents while the rear of the building is concrete block. As such the exterior of the salt storage facility would need to have a brick or stone exterior. This would necessitate a footing be constructed around the perimeter of the salt storage area to carry the weight of the brick and / or stone, which is likely to be cost prohibitive for this type of use / project. As an alternative, staff discussed with applicant the idea of constructing a six foot tall pvc / vinyl fence around the east, south and west sides of the salt storage. The fence would screen the majority if not all of the concrete blocks that currently enclose the salt storage area. There would also be a gate constructed on the north side of the enclosure where trucks could access the salt storage enclosure. In addition to the fence, installing landscaping along the south edge of the enclosure was also discussed, which would further screen the salt storage area from view along 62nd Street. Installation of the landscaping would require removal of the existing paving between the salt storage area and the street along with tilling of the soil underneath the asphalt to loosen it up from the compaction of having vehicles drive across it. Staff feels that the combination of the pvc/vinyl fence and the landscape could adequately screen the salt storage area from view.

- Environmental issues: The Missouri Department of Natural Resources (MDNR) is responsible for regulating potential environmental issues caused by this type of use. When staff met with the applicant, staff provided her with the contact information for the MDNR. Staff has not received any specific information from the applicant since that meeting but has been notified by the applicant that they have spoken with the MDNR and will have additional information to provide at the Planning & Zoning Commission meeting on September 3rd.

Attached is the staff report from the July 9th Planning & Zoning Commission meeting which provides further information regarding the application in relation to the standards set forth in the City's Zoning Ordinance for consideration of a conditional use permit application.

STAFF REPORT

TO: The City of Raytown Planning and Zoning Commission

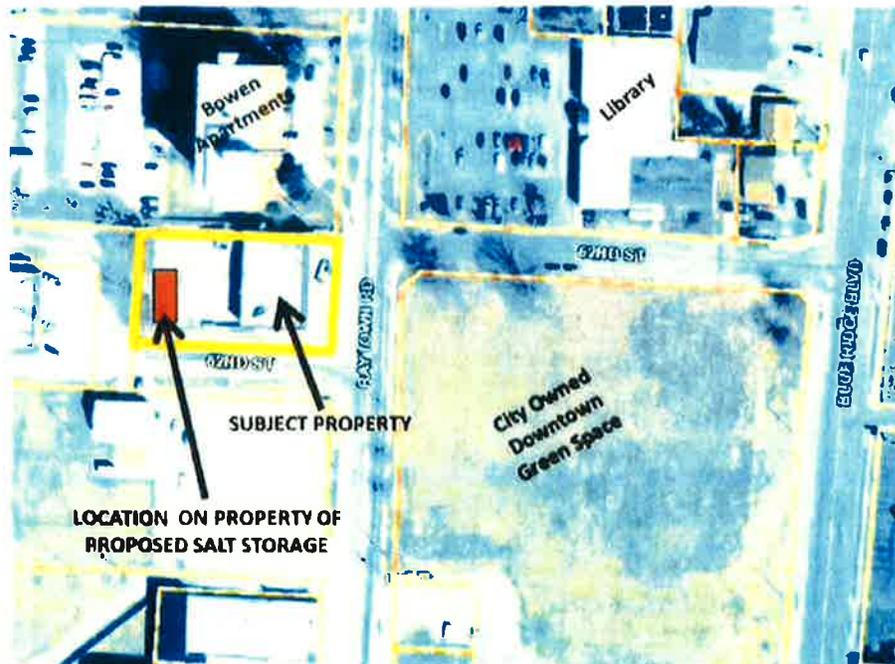
FROM: JOHN BENSON, AICP,
DIRECTOR OF DEVELOPMENT AND PUBLIC AFFAIRS

DATE: JULY 9, 2015

SUBJECT: AGENDA ITEM No. 5.B: (CASE NO. PZ-2015-005) CONDITIONAL USE PERMIT THAT SEEKS TO ALLOW OUTSIDE STORAGE OF SALT IN CONCRETE BINS AT 6206 RAYTOWN ROAD.

BACKGROUND INFORMATION:

Ms. P. Moore is seeking approval of a conditional use permit application to allow the outside storage of salt on property located at 6206 Raytown Road, which is located on the northwest corner of Raytown Road and 62nd Street in the Raytown Central Business District (CBD). The subject property is zoned Neighborhood Commercial (NC). The applicant leases the property from Harry & Dorothy Harding. As depicted on the aerial photo below, the storage of the salt would be located on the west side of the property, which is to the rear of the building on the property. The applicant installed the salt storage area during this past winter without realizing that it is not a permitted use in the NC District. Staff notified the applicant that the storage of salt is not a permitted use and that it must be either removed or a conditional use permit obtained. Because it was near the end of the winter and the applicant indicated that the salt would be removed. As a result, staff granted the applicant an extension. The applicant has now submitted a conditional use permit application seeking to continue the storage of salt at this location.



FACTORS TO BE CONSIDERED:

In considering and making a decision on an application for a conditional use permit, city code stipulates that consideration is required to be given by the city on the potential impact of the proposed use on the health, safety, morals, comfort and general welfare of the inhabitants of the city, including but not limited to, the following factors.

1. The stability and integrity of the various zoning districts.
The property to which the conditional use permit application applies is zoned Neighborhood Commercial (NC). The zoning and uses on surrounding properties are more specifically described below:
 - East: Raytown Road abuts the east side of the subject property with the City owned downtown green space located on the east side of Raytown Road. The area to the east of the subject property is zoned Neighborhood Commercial (NC).
 - West: A private drive to the Amber Glen Apartments is located directly to the west of the subject property with an office building located on the west side of the private drive. The area to the west is zoned Neighborhood Commercial (NC).
 - South: 62nd Street abuts the south side of the subject property with parking lot and vacant lot located on the south side of 62nd Street.
 - North: An apartment building is located on the adjacent property to the north, which is zoned High Density Residential (R-3).
2. Conservation of property values.
The proposed use, if approved, will allow a portion of the rear area of the property to be used for salt storage. The salt storage will be accessed from 62nd Street, which abuts the south edge of the property. According to the submitted application, the property has been vacant for the past two years and the proposed use will provide a new use for the property, while still allowing access to other tenant spaces on the property.
3. Protection against fire and casualties.
Prior to occupying the building for the proposed residential use, the tenant space will be inspected by the City's Building Inspector and Fire Marshall to ensure compliance with the life safety codes contained in the city's adopted Building and Fire Codes.
4. Observation of general police regulations.
There are three regulations that are applicable to the proposed application.
 - A. The salt is to be stored outside in area contained by large concrete blocks. There will not be any cover over the top of the salt storage area, however. According to the Public Works Director, this will allow a portion of the salt to be washed away during rain and snow melt. In addition, the salt could wash away underneath the concrete blocks as they are not sealed underneath the concrete block.
 - B. The property is located within the CBD Design Overlay District, which subjects the outside salt storage facility to the requirements of the CBD Design Standards. The proposed salt storage facility as well as the appearance of the concrete blocks do not comply with the following CBD Design Standards.
 - (1) Unattractive elements, such as trash, service, storage and loading areas shall be located out of public view from streets.

The location of the proposed salt storage facility is adjacent to / visible from 62nd Street.

- (2) Screening walls shall reflect the same level of architectural design as the primary structure, including elements such as landscaping to soften the wall's appearance, architectural detailing, staggering with recesses and projections, and visual interest.

The exterior of the concrete blocks need to be covered with a material that blends with the brick exterior of the building exterior on the property. In staff's opinion this could be accomplished with either brick or stucco material being added to the exterior of the concrete block.

5. Prevention of traffic congestion.
The applicant requested a waiver to the city's traffic impact analysis submittal requirements. Because the proposed salt storage use will generate a minimal amount of traffic the Public Works Director did not foresee the proposed use creating traffic congestion. Therefore the applicant's request for a waiver to the city's traffic impact analysis requirement was granted.
6. Promotion of traffic safety and the orderly parking of motor vehicles.
The proposed salt storage use will not create the need for any additional parking. It will, however, decrease the amount of off street parking on the property. The primary customer parking is located in front of the building along Raytown Road, while the parking on which the salt storage facility would be located is primarily used for the employee parking and for access to the lower level of the building. According to the submitted application, the location of the salt storage facility will not prevent access to the lower level of the building.
7. Promotion of the safety of individuals and property.
As previously described, prior to the business opening the building and property will be inspected by the City's Building Official and the Fire Marshal from the Raytown Fire Protection District to ensure the building complies with all applicable life safety codes and that the property is in compliance with the city's property maintenance codes.
8. Provision for adequate light and air.
The size of the concrete blocks is of a height that will not alter the provision of adequate light and air in the area.
9. Prevention of overcrowding and excessive intensity of land uses.
The proposed salt storage use will generate a minimal amount of traffic. Therefore the proposed use is low intensity in nature and does not appear it will cause overcrowding or be an excessively intense land use. In addition, according to the submitted application, the location of the salt storage facility will not prevent access to the lower level of the building.
10. Provision for public utilities and schools.
The proposed use will not have an impact on schools or utilities that serve the property and surrounding area.
11. Invasion by inappropriate uses.
The existing uses in the area are comprised of commercial and multi-family residential. In addition, the NC district, which the property and the surrounding area to the south and east area, is a use that is typically found in an industrially zoned area. Therefore, the proposed use could be considered to be an inappropriate use.

12. Value, type and character of existing or authorized improvements and land uses.
As previously described, the property is located within the CBD Design Overlay District, which subjects the outside salt storage facility to the requirements of the CBD Design Standards. The proposed salt storage facility as well as the appearance of the concrete blocks does not comply with the CBD Design Standards.
13. Encouragement of improvements and land uses in keeping with overall planning.
The City's Central Business District (CBD) Plan identifies the area in which the subject property is located as an area for commercial uses. In comparison, the proposed salt storage facility is an industrial type of use which is not in keeping with the vision for the area.
14. Provision for orderly and proper renewal, development and growth.
The proposed use would be adjacent to higher density residential use to the north. In addition, it would also be adjacent to 62nd Street which serves as a primary entrance to another higher density residential development to the west / northwest as well as less intensive commercial uses. Also, the vacant property to the south is identified as an area for future commercial or residential uses. As such, the proposed salt storage facility would not be in keeping with land use compatibility as well as the orderly and proper development and growth of the area.

STAFF RECOMMENDATION:

It is the recommendation of staff that the conditional use permit to allow a salt storage facility be denied based upon the following reasons:

1. The appearance of the concrete blocks does not comply with the CBD Design Standards.
2. The proposed salt storage facility is not compatible with neighboring residential land uses.
3. The proposed salt storage facility is not in keeping with the orderly and proper development and growth of the area envisioned by the Central Business District Plan.



NOTICE OF PUBLIC HEARING

Application: Conditional use permit that seeks to allow outside storage of salt in concrete bins.

Proposed Location: 6206 Raytown Road, Raytown, MO 64133

Legal Description: Due to its length the legal description is on file and available for review at the offices of the Raytown Development and Public Affairs Department in Raytown City Hall located at 10000 East 59th Street, Raytown, Missouri.

Notice is hereby given that the Raytown Planning and Zoning Commission will hold a public hearing regarding the above-described application on July 9, 2015 at 7:00 p.m., at Raytown City Hall. Notice is also hereby given that the Raytown Board of Aldermen will hold a public hearing regarding the above-described application on Tuesday, July 21, 2015 at 7:00 p.m. at Raytown City Hall. The public is invited to attend each of the public hearings and be heard.

Certified for publication this 22nd day of June 2015.



Development & Public Affairs Department
10000 East 59th Street
Raytown, Missouri 64133
(816) 737-6014
www.raytown.mo.us

June 24, 2015

Notice of Public Hearing

The City of Raytown Development & Public Affairs Department has received a Conditional Use Permit application that seeks to allow outside storage of salt at 6206 Raytown Road, Raytown, MO 64133

A public hearing to consider this conditional use permit application will be held by the City of Raytown Planning and Zoning Commission on **Thursday, July 9, 2015 at 7:00 p.m. in the Raytown City Hall Council Chambers located at 10000 East 59th Street, Raytown, Missouri**

The Raytown Board of Aldermen will also hold a public hearing regarding the above-described conditional use permit application on **Tuesday, July 21, 2015 at 7:00 p.m. at 7:00pm Raytown City Hall located at 10000 East 59th Street, Raytown, Missouri.**

You are invited to attend any or all of the public hearings to learn more about the application, ask questions and / or provide comment regarding this proposed conditional use permit application. Additional information regarding this application or the public hearings can be obtained from the City of Raytown Development and Public Affairs Department located in Raytown City Hall at 10000 East 59th Street, by telephone at (816) 737-6011 or by e-mail at jbenson@raytown.mo.us.

If you will require any special accommodation (i.e., qualified interpreter, large print, reader, hearing assistance) in order to attend either of these public hearings, please notify the Development and Public Affairs Department at Raytown City Hall at (816) 737-6011 no later than 48 hours prior to the applicable public hearing date.

Current Owner	Owner Address	Owner City	Owner	
DIETZ BONNIE J	3854 BLUE RIDGE BLVD	INDEPENDENCE	MO	64052
4 TRAILS REAL ESTATE ENTERPRISE LLC	11705 E 71ST CRT	RAYTOWN	MO	64133
PAINTERS & DECOR BLDG CORP	9900 E 62ND ST	RAYTOWN	MO	64133
HARDING HARRY & DORTHY	999 BEDFORD	NKC	MO	64116
AMBER GLENN OPCO LLC	9805 E 61ST ST	RAYTOWN	MO	64133
BOWEN TOWER PROPERTY INVESTOR:	2541 SOQUEL AVE	SANTA CRUZ	CA	95062
NEPHRITE FUND 1 LLC	2977 HIGHWAY K STE 239	O'FALLON	MO	63368
CONSOLIDATED PUBLIC LIBRARY #3	15616 E US 24 HWY	INDEPENDENCE	MO	64050
CITY OF RAYTOWN	10000 E 59TH ST	RAYTOWN	MO	64133